

PROMINENT RETAIL UNIT TO LET

Prime position in Beaconsfield New Town

8 Burkes Parade, Beaconsfield, HP9 1NN

Location:

Beaconsfield is an affluent Buckinghamshire town located approximately six miles east of High Wycombe. Good communications exist with the town situated on junction 2 of the M40 and Beaconsfield Rail Station providing a fast service into London Marylebone (two minutes' walk from the property).

Burkes Parade is part of the prime retail pitch in the New Town. Nearby retailers include Boots, White Stuff, Space NK, Mint Velvet, Clarks, Crew Clothing and Phase Eight.

Description:

An attractive, three-storey, mid-terrace property with rear access and car parking for several vehicles.

The first and second-floor accommodation is currently used as additional retail/showroom space.

The approximate net internal floor areas are:

Ground:	1,526 sq ft
First floor:	445 sq ft
Second floor:	348 sq ft

Terms:

The property is available on a new lease by terms to be agreed.

Rent:

On application.

VAT:

The property is VAT opted and therefore VAT will be payable on rent.

Important Notice

Jaggard Baker, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Baker are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Baker have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



EPC:

A copy of the current Energy Performance Certificate is attached confirming a rating of G (210). We understand this relates to the current energy-inefficient lighting installed by the previous tenants.

Rates:

The Valuation Office Agency website shows a rateable value for the property of £40,250. Interested parties are advised to seek independent advice on the rates payable.

Legal costs:

Each party to bear their own professional costs.

Viewing:

For further information or an appointment to view, please contact Simon Harper, Jaggard Baker LLP.

Tel: 01494 689614

Email: simon.harper@jaggardbaker.co.uk

26 February 2019

Energy Performance Certificate

Non-Domestic Building



Smallbone Of Devices
8 Burkes Parade
BEACONSFIELD
HP9 1NN

Certificate Reference Number:
0220-2909-0326-8780-5070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 210

This is how energy efficient
the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 249
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 337.81

Benchmarks

Buildings similar to this
one could have ratings as
follows:

27 If newly built

80 If typical of the
existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software: G-ISBEM v18.0 using calculation engine SBEM v5.2.d.2

Property Reference: 272095880000

Assessor Name: Alex Wallis

Assessor Number: EES/010184

Accreditation Scheme: Elmhurst Energy Systems

Employer/Trading Name: Eye On Energy

Employer/Trading Address: 50 Fennel Drive, Biggleswade, Bedfordshire SG18 8WD

Issue Date: 24 Feb 2016

Valid Until: 23 Feb 2026 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 9287-4082-0062-0500-7921

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.